



SURVEY CERTIFIED TO D.R. HORTON INC. (INSURED)  
 CHICAGO TITLE INSURANCE COMPANY (INSURER)

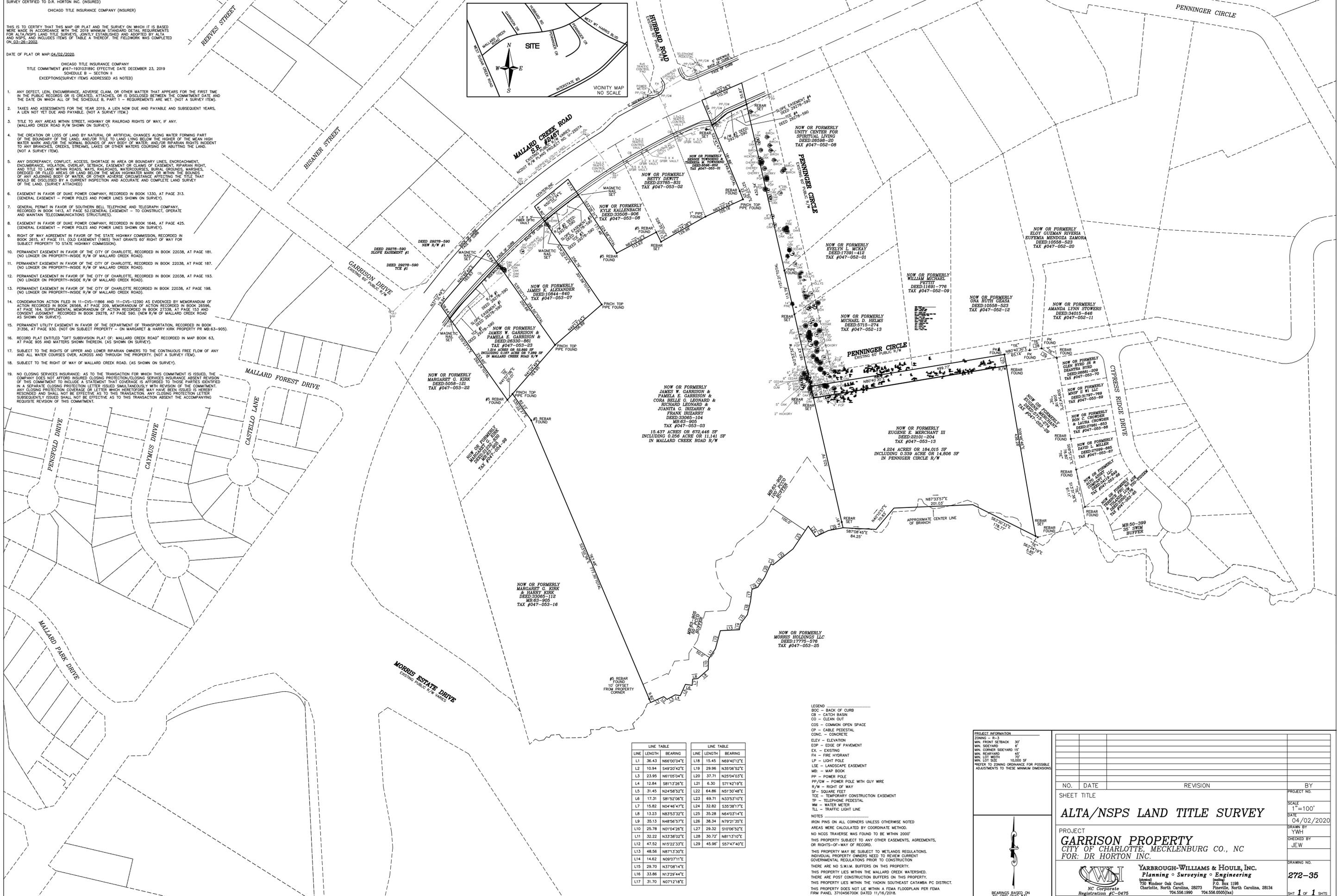
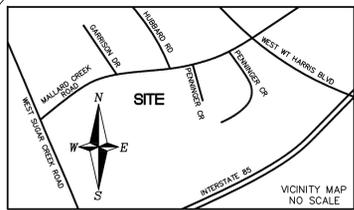
THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2019 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NPS LAND TITLE SURVEYS AS ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 03-28-2020.

DATE OF PLAT OR MAP: 04/02/2020

CHICAGO TITLE INSURANCE COMPANY  
 TITLE COMMITMENT #167-193103189C EFFECTIVE DATE DECEMBER 23, 2019  
 SCHEDULE B - SECTION II  
 EXCEPTIONS (SURVEY ITEMS ADDRESSED AS NOTED)

- ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHED, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART 1 - REQUIREMENTS ARE MET (NOT A SURVEY ITEM).
- TAXES AND ASSESSMENTS FOR THE YEAR 2019, A LIEN NOW DUE AND PAYABLE AND SUBSEQUENT YEARS, A LIEN NOT YET DUE AND PAYABLE. (NOT A SURVEY ITEM.)
- TITLE TO ANY AREAS WITHIN STREET, HIGHWAY OR RAILROAD RIGHTS OF WAY, IF ANY. (MALLARD CREEK ROAD R/W SHOWN ON SURVEY.)
- THE CREATION OR LOSS OF LAND BY NATURAL OR ARTIFICIAL CHANGES ALONG WATER FORMING PART OF THE BOUNDARY OF THE LAND, AND/OR TITLE TO LAND LYING BELOW THE HIGHER OF THE MEAN HIGH WATER MARK AND/OR THE NORMAL BOUNDS OF ANY BODY OF WATER, AND/OR RIPARIAN RIGHTS, INCIDENT TO ANY BRANCHES, CREEKS, STREAMS, LAKES OR OTHER WATERS COURSE OR ABUTTING THE LAND. (NOT A SURVEY ITEM.)
- ANY DISCREPANCY, CONFLICT, ACCESS, SHORTAGE IN AREA OR BOUNDARY LINES, ENCROACHMENT, ENCUMBRANCE, VIOLATION, OVERLAY, SETBACK, EASEMENT OR CLAIMS OF EASEMENT, RIPARIAN RIGHT, AND TITLE TO LAND WITHIN ROADS, WAYS, RAILROADS, WATERCOURSES, BURIAL GROUNDS, MARSHES, CREEKS OR FIELDED AREAS OR LAND BELOW THE MEAN HIGH WATER MARK OR WITHIN THE BOUNDS OF ANY ADJOINING BODY OF WATER, OR OTHER ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY A CURRENT INSPECTION AND ACCURATE AND COMPLETE LAND SURVEY OF THE LAND. (SURVEY ATTACHED)
- EASEMENT IN FAVOR OF DUKE POWER COMPANY, RECORDED IN BOOK 1330, AT PAGE 313. (GENERAL EASEMENT - POWER POLES AND POWER LINES SHOWN ON SURVEY.)
- GENERAL PERMIT IN FAVOR OF SOUTHERN BELL TELEPHONE AND TELEGRAPH COMPANY, RECORDED IN BOOK 1413, AT PAGE 52 (GENERAL EASEMENT - TO CONSTRUCT, OPERATE AND MAINTAIN TELECOMMUNICATIONS STRUCTURES).
- EASEMENT IN FAVOR OF DUKE POWER COMPANY, RECORDED IN BOOK 1646, AT PAGE 425. (GENERAL EASEMENT - POWER POLES AND POWER LINES SHOWN ON SURVEY.)
- RIGHT OF WAY AGREEMENT IN FAVOR OF THE STATE HIGHWAY COMMISSION, RECORDED IN BOOK 2675, AT PAGE 111. (OLD EASEMENT (1965) THAT GRANTS 60' RIGHT OF WAY FOR SUBJECT PROPERTY TO STATE HIGHWAY COMMISSION.)
- PERMANENT EASEMENT IN FAVOR OF THE CITY OF CHARLOTTE, RECORDED IN BOOK 22038, AT PAGE 181. (NO LONGER ON PROPERTY-INSIDE R/W OF MALLARD CREEK ROAD.)
- PERMANENT EASEMENT IN FAVOR OF THE CITY OF CHARLOTTE, RECORDED IN BOOK 22038, AT PAGE 187. (NO LONGER ON PROPERTY-INSIDE R/W OF MALLARD CREEK ROAD.)
- PERMANENT EASEMENT IN FAVOR OF THE CITY OF CHARLOTTE, RECORDED IN BOOK 22038, AT PAGE 193. (NO LONGER ON PROPERTY-INSIDE R/W OF MALLARD CREEK ROAD.)
- PERMANENT EASEMENT IN FAVOR OF THE CITY OF CHARLOTTE, RECORDED IN BOOK 22038, AT PAGE 198. (NO LONGER ON PROPERTY-INSIDE R/W OF MALLARD CREEK ROAD.)
- CONDOMINIUM ACTION FILED IN 11-CV-11896 AND 11-CV-12390 AS EVIDENCED BY MEMORANDUM OF ACTION RECORDED IN BOOK 26586, AT PAGE 209, MEMORANDUM OF ACTION RECORDED IN BOOK 26596, AT PAGE 164, SUPPLEMENTAL MEMORANDUM OF ACTION RECORDED IN BOOK 27338, AT PAGE 153 AND CONSENT AGREEMENT, RECORDED IN BOOK 29276, AT PAGE 590. (NEW R/W OF MALLARD CREEK ROAD AS SHOWN ON SURVEY.)
- PERMANENT UTILITY EASEMENT IN FAVOR OF THE DEPARTMENT OF TRANSPORTATION, RECORDED IN BOOK 3356, AT PAGE 830. (NOT ON SUBJECT PROPERTY - ON MARGARET & HARRY KIRK PROPERTY OF PLS MB-63-905)
- RECORD PLAT ENTITLED "GRT SUBDIVISION PLAT OF MALLARD CREEK ROAD" RECORDED IN MAP BOOK 63, AT PAGE 905 AND MATTERS SHOWN THEREON. (AS SHOWN ON SURVEY.)
- SUBJECT TO THE RIGHTS OF UPPER AND LOWER RIPARIAN OWNERS TO THE CONTINUOUS FREE FLOW OF ANY AND ALL WATER COURSES OVER, ACROSS AND THROUGH THE PROPERTY. (NOT A SURVEY ITEM.)
- SUBJECT TO THE RIGHT OF WAY OF MALLARD CREEK ROAD. (AS SHOWN ON SURVEY.)

NO CLOSING SERVICES INSURANCE: AS TO THE TRANSACTION FOR WHICH THIS COMMITMENT IS ISSUED, THE COMPANY DOES NOT AFFORD INSURED CLOSING PROTECTION/CLOSING SERVICES INSURANCE ABSENT REVISION OF THIS COMMITMENT TO INCLUDE A STATEMENT THAT CLOSING IS AFFORDED TO THOSE PARTIES IDENTIFIED IN A SEPARATE CLOSING PROTECTION LETTER ISSUED SIMULTANEOUSLY WITH REVISION OF THE COMMITMENT. ANY CLOSING PROTECTION COVERAGE OR LETTER WHICH HERETOFORE MAY HAVE BEEN ISSUED IS HEREBY REVOKED AND SHALL NOT BE EFFECTIVE AS TO THIS TRANSACTION, ANY CLOSING PROTECTION LETTER SUBSEQUENTLY ISSUED SHALL NOT BE EFFECTIVE AS TO THIS TRANSACTION ABSENT THE ACCOMPANYING REQUISITE REVISION OF THIS COMMITMENT.



NOW OR FORMERLY  
 MARGARET G. KIRK  
 DEED:5056-121  
 TAX #047-053-22

NOW OR FORMERLY  
 JAMES W. GARRISON &  
 PAMELA E. GARRISON &  
 CORA BELLE G. LEONARD &  
 RICHARD LEONARD &  
 JUANITA G. IRIZARRY &  
 FRANK IRIZARRY  
 DEED:3305-104  
 MB-63-905  
 TAX #047-053-03  
 15.437 ACRES OR 672,446 SF  
 INCLUDING 0.256 ACRE OR 11,141 SF  
 IN MALLARD CREEK ROAD R/W

NOW OR FORMERLY  
 EUGENE E. MERCHANT III  
 DEED:22101-204  
 TAX #047-053-13  
 4.224 ACRES OR 184,015 SF  
 INCLUDING 0.339 ACRE OR 14,606 SF  
 IN PENNINGER CIRCLE R/W

LINE TABLE		LINE TABLE	
LINE	LENGTH BEARING	LINE	LENGTH BEARING
L1	36.43 N86°00'04"E	L18	15.45 N89°40'12"E
L2	10.94 S49°20'42"E	L19	29.96 N35°06'52"E
L3	23.95 N81°05'04"E	L20	37.71 N25°04'03"E
L4	12.84 S81°13'28"E	L21	6.30 S71°42'19"E
L5	31.45 N24°58'52"E	L22	64.86 N51°30'48"E
L6	17.31 S81°52'06"E	L23	69.71 N33°53'10"E
L7	15.82 N04°46'47"E	L24	32.82 S35°38'17"E
L8	13.23 N83°53'32"E	L25	35.28 N64°03'14"E
L9	35.13 N48°56'57"E	L26	38.34 N79°21'35"E
L10	25.78 N01°04'26"E	L27	29.32 S10°06'52"E
L11	32.22 N33°38'02"E	L28	30.72 N81°13'10"E
L12	47.52 N15°22'33"E	L29	45.96 S57°47'40"E
L13	48.56 N87°13'30"E		
L14	14.62 N09°07'11"E		
L15	29.70 N37°08'14"E		
L16	33.86 N13°29'44"E		
L17	31.70 N07°12'18"E		

LEGEND

- B/C - BACK OF CURB
- CB - CATCH BASIN
- CD - CLEAN OUT
- CO - COMMON OPEN SPACE
- CP - CABLE PEDESTAL CONC. - CONCRETE
- ELEV - ELEVATION
- EDP - EDGE OF PAVEMENT
- EX - EXISTING
- FH - FIRE HYDRANT
- LP - LIGHT POLE
- LSE - LANDSCAPE EASEMENT
- MB - MAP BOOK
- PP - POWER POLE
- PP/W - POWER POLE WITH GUY WIRE
- R/W - RIGHT OF WAY
- SF - SQUARE FEET
- TCE - TEMPORARY CONSTRUCTION EASEMENT
- TP - TELEPHONE PEDESTAL
- WM - WATER METER
- TL - TRAFFIC LIGHT LINE

NOTES

IRON PINS ON ALL CORNERS UNLESS OTHERWISE NOTED

AREAS WERE CALCULATED BY COORDINATE METHOD.

NO ACES TRAVERSE WAS FOUND TO BE WITHIN 2000'

THIS PROPERTY SUBJECT TO ANY OTHER EASEMENTS, AGREEMENTS, OR RIGHTS-OF-WAY OF RECORD.

THIS PROPERTY MAY BE SUBJECT TO WETLAND REGULATIONS. INDIVIDUAL PROPERTY OWNERS NEED TO REVIEW CURRENT GOVERNMENTAL REGULATIONS PRIOR TO CONSTRUCTION.

THERE ARE NO S.W.I.M. BUFFERS ON THIS PROPERTY.

THIS PROPERTY LIES WITHIN THE MALLARD CREEK WATERSHED. THERE ARE POST CONSTRUCTION BUFFERS ON THIS PROPERTY.

THIS PROPERTY LIES WITHIN THE YADKIN SOUTHEAST CATAWBA PC DISTRICT. THIS PROPERTY DOES NOT LIE WITHIN A FEMA FLOODPLAIN PER FEMA FRM PANEL 3710456700K DATED 11/16/2016.

PROJECT INFORMATION

ZONING - R-3  
 MIN. FRONT SETBACK 30'  
 MIN. SIDEYARD 5'  
 MIN. CORNER SIDEYARD 15'  
 MIN. REYARD 45'  
 MIN. LOT WIDTH 75'  
 MIN. LOT SIZE 10,000 SF  
 PREFER TO ZONING ORDINANCE FOR POSSIBLE ADJUSTMENTS TO THESE MINIMUM DIMENSIONS

BEARINGS BASED ON  
 NC GRID (NAD 83)

NO.	DATE	REVISION	BY

SHEET TITLE

**ALTA/NPS LAND TITLE SURVEY**

PROJECT

**GARRISON PROPERTY**  
 CITY OF CHARLOTTE, MECKLENBURG CO., NC  
 FOR: DR HORTON INC.

SCALE  
 1"=100'

DATE  
 04/02/2020

DRAWN BY  
 YWH

CHECKED BY  
 JEW

DRAWING NO.  
**272-35**

SHT 1 of 1 SHTS

YARBROUGH-WILLIAMS & HOULE, INC.  
 Planning • Surveying • Engineering  
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 Charlotte, North Carolina, 28273  
 704.556.1990 704.556.0555(m)

NC Corporate  
 Registration #C-0475